



Petition Number: 1501-SPP-01, 1501-DP-01 and 1501-SIT-02
Subject Site Address: Southwest corner of 186th Street & Springmill Road
Petitioner: Integrity Investment Partners, LLC by Civil Site Group
Request: Primary Plat and Development Plan review for **Garden Market – Lot 1**
Current Zoning: Garden Market PUD District
Current Land Use: Agricultural/Landscape Contractor
Approximate Acreage: 15.27 acres+/-
Property History: Garden Market PUD Ordinance 14-21
Staff Reviewer: Jeffrey M. Lauer, Associate Planner

History and Procedural

Requests for Overall Development Plan Review and Primary Plat review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the January 5, 2014 Advisory Plan Commission (the “APC”) meeting. Public notice was given in compliance with all APC Rules of Procedure.

Primary Plat Documentation and Supporting Information (Article 10.12(I))

1. Location Map: (which may be prepared by indicating the data by notations on available maps) showing:
 - a. Subdivision name and location
 - b. Any street related to the subdivision
 - c. Title, scale, north point and date
 - d. Adjacent property land uses and Property Owners’ names

Comment(s): Compliant

2. Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimensions, then a scale as determined by the Director may be used

Comment(s): Compliant



3. Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also *Article 10.7 Development Plan Review*)), which shall be prepared by a land surveyor or planner:
- a. Proposed name of the subdivision
 - b. Names and addresses of the owner, owners, land surveyor or land planner
 - c. Title, scale, north point and date
 - d. Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data
 - e. Easements (locations, widths and purposes)
 - f. Statement concerning the location and approximate size or capacity of utilities to be installed
 - g. Layout of Lots (showing dimensions, numbers and square footage)
 - h. Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds, or other public, semi-public or community purposes
 - i. Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%)
 - j. Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners
 - k. Building setback lines
 - l. Legend and notes
 - m. Drawing indicating the proposed method of drainage for storm sewers and other surfaces water drainage
 - n. Other features or conditions which would affect the subdivision favorable or adversely
 - o. A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land
 - p. A statement from County departments, State Highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
 - q. If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property
 - r. If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc



- s. If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc

Comment(s): The Department is working with the petitioner to (1) change the title of the primary plat to read "Plats and Development Plans for Sundown Gardens – Garden Market Lot 1;" (2) correct the Building Setback Line along the east property line to twenty (20) feet, pursuant to the Underlying Zoning District Standards; (3) maintain consistency between "R/W" and/or "ROW;" (4) add "B.S.L." and "R/W" (or ROW, whichever is chosen) to the legend; and (5) confirm with the Hamilton County Health Officer regarding the viability of future use and capacity of existing septic system.

**This information will be corrected on the Overall and Detailed Development Plans as well.*

4. Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director or Plan Commission

Comment(s): The Department will work with the petitioner to obtain Covenants and Restrictions, if any.

Garden Market PUD District Standards (Ordinance 14-21)

1. Permitted Uses:
 - a. All uses permitted in the Underlying Zoning District shall be permitted
 - b. Agritourism Uses (or Agritainment Uses)
 - c. Garden and Lawn Center: Maintenance, outdoor storage and display, and other ancillary and/or related retail services to the above permitted uses permitted in Area 1 (see the [Concept Plan](#))
 - d. Nursery
 - e. Outdoor café, dining and related services

Comment(s): Compliant. Will also be reviewed in the future as "Block A Future Development" develops

2. Prohibited Uses:
 - a. Apartment-Hotels, Motels, Hotels
 - b. Auto Parts Sales
 - c. Auto Sales, New or Used, Service and Repair
 - d. Boat and Trailer Sales and Service



e. Bowling Alley

Comment(s): Compliant. Will also be reviewed in the future as "Block A Future Development" develops

3. Off-Street Loading and Parking:

- a. Perimeter Parking: No parking shall be permitted in the established front yard along Springmill Road in Area 3 or Area 4 (see the [Concept Plan](#))

Comment(s): Will also be reviewed in the future as "Block A Future Development" develops

b. Bicycle Accommodation:

- i. Proximity to Principal Structure: The bicycle parking spaces shall be located in close proximity to a main entryway into the principal building or be located inside the principal building
- ii. Number of Spaces: A minimum of one (1) bicycle parking space shall be provided per thirty (30) vehicular parking spaces
- iii. Bicycle Parking: No more than fifteen (15) bicycle parking spaces shall be required for any principal building
- iv. Rack Requirement: A bicycle rack shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles

Comment(s): The Department is working with the Petitioner to ensure that bicycle parking spaces are provided per item (i) above. Sixty-eight (68) parking spaces provided, so at least two (2) bicycle parking spaces shall be provided. Additional spaces shall be provided as the development builds-out and parking space increases.

**Petitioner shall indicate this location on the Detailed Development Plan.*

4. Landscaping and Screening:

- a. Buffer Yards shall not be required along 186th Street and Springmill Road; rather, the street frontage landscaping requirements of the Zoning Ordinance *[sic]* shall apply

Comment(s): Compliant

- b. Buffer Yards shall be provided along the Real Estate's west and south property lines in accordance with the Zoning Ordinance *[sic]*; however, no buffer yard shall be required along those property lines adjacent to areas identified as "Tree and Shrub Nursery Stock" on the [Conceptual Plan](#)
 - i. GB District abutting AG-SF1 District requires Buffer A (small):
 1. Thirty (30) feet wide
 2. Three (3) shade trees, three (3) evergreen trees, ten (10) shrubs and a four foot (4') undulating mound for at least 60% of the shared Lot Line



Comment(s): The Department is working with the Petitioner to (1) provide more information in order to ensure compliance with the above standards; (2) label the Buffer Yard and/or identify the required Buffer Yard within a "Common Area" pursuant to Article 6.8(G)(4)(f) of the UDO on the Detailed Development Plan and landscape plan.

5. Architectural and Streetscape Design Standards:

- a. Character Exhibit: The exhibits are a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

- b. Alternative Architectural Styles: Variations to the Architectural Design Standards of this section may be approved by the Department for buildings that are substantially similar in architectural style and character to those depicted in the [Character Exhibits](#). The Department's decision may be appealed to the Plan Commission

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

- c. Design Elements: Overall design details, architectural style, design theme, exterior materials, colors or other related design elements shall be consistent with overall design theme of the surrounding buildings.

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

d. Building Facades:

- i. All building facades fronting Springmill Road in Area 3 shall be required to have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated three-dimensional cornice
- ii. All buildings in Area 1 may be constructed of wood or metal exterior
- iii. Gutters and downspouts shall be visually integrated with the architectural style of the structure. The color of gutters shall be selected to complement or be consistent with the building materials used



Comment(s): Appears compliant; however, final compliance will be determined at the Improvement Location Permit application process and/or until such time that Area 3 develops pursuant to the Conceptual Plan and an Improvement Location Permit is applied for.

e. Awnings:

- i. Fixed or retractable awnings are permitted if they complement that building's architectural style, material, color and details
- ii. Awnings shall be made of non-reflective material
- iii. All awnings shall be kept in good repair
- iv. Awnings that are installed in order to comply with the requirements of this Ordinance shall not be removed unless the building would otherwise comply without the awnings

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

6. Exterior Building Materials:

- a. A minimum of eighty percent (80%) of each building façade in Area 3 (see the Concept Plan) (exclusive of windows, faux windows and glazing, doors and loading berths) of the primary building(s) shall be Masonry

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process for future buildings proposed in Area 3

7. Windows and Openings: All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows (e.g., shutters, keystones, ledges, etc.) shall be consistent with and complementary to the architectural style of the building

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

8. Roofs:

- a. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips. Pitched roofs shall be clad in wood shingles, slate, composition shingles, clay tiles or standing seam panels
- b. If asphalt composition shingles are used for pitched roofs, then the shingles shall be: (i) gray, black, dark blue, dark green, barn red or dark brown; (ii) of the dimensional asphalt shingle grade; and (iii) made of a non-reflective material
- c. If standing seam panels are used, then the panels shall be: (i) gray, black, dark blue, dark green, barn red or dark brown; and (ii) made of a non-reflective material
- d. Flat roofs are permitted if edged by a decorative parapet wall with an articulated, three-dimensional cornice feature



- e. Parapet walls shall be fully integrated into the architectural design of buildings to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include roof-mounted equipment screening)
- f. Modulation or variation of the roofs and/or lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings with flat roofs shall comply with a least one of the following:
 - i. A building with a flat roof shall have varying roof height sections. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line
 - ii. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a gross floor area of less than ten thousand (10,000) square feet
- g. Dormers shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs
- h. All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (i) painted to match the color of the roof, flat black or left natural if metal; and (ii) oriented to minimize their visibility from adjacent residential properties and public rights-of-ways

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

9. Dumpsters:

- a. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities shall be completely and permanently screened from view of public rights-of-way and adjoining properties
- b. Solid masonry wall enclosures used for screening shall be of a material that matched or compliments the primary structure to which it is associated
- c. Dumpster enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use

Comment(s): The Department is working with the Petitioner to identify the location of such facilities on the Detailed Development Plan to ensure the screening effect complies with that intended above



10. Outdoor Storage: The outdoor storage of aggregate bins, staging material, equipment and machinery shall be permitted; however, shall be restricted to Area 1

Comment(s): Compliant. Will be monitored by code enforcement to ensure compliance into the future

11. Mechanical Equipment:

- a. Mechanical equipment for buildings, satellite dishes and other similar improvements (except for equipment or speakers pertaining to safety, weather (e.g., storm siren), security, maintenance, monitoring and other similar devices) shall be completely and permanently screened from view of public right-of-ways
- b. When attached to the ground, screening methods shall include a berm or an opaque wall or fence enclosure of a material that matches or complements the primary structure to which it is appurtenant
- c. When roof mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the primary structure to which it is appurtenant

Comment(s): The Department is working with the Petitioner to identify existing or proposed locations of mechanical equipment on the Detailed Development Plan to ensure compliance with screening effect intended above

12. Accessory Structures: All detached accessory structures shall be architecturally compatible with the primary building(s) with which they are associated

Comment(s): To be reviewed at the Improvement Location Permit application process

13. Infrastructure Standards:

- a. The Developer shall dedicated additional right-of-way at the intersection of Springmill Road and 186th Street to accommodate the improvement of the intersection. The right-of-way to be dedicated shall be in accordance with the Thoroughfare Plan's Typical Roundabout Section, as generally depicted on the [Conceptual Plan](#).
- b. The Developer shall install a minimum eight-foot (8') wide perimeter path along the Real Estate's 186th Street and Springmill Road frontages in accordance with the Thoroughfare Plan and City's Construction Standards, as generally depicted on the [Conceptual Plan](#).
- c. The drainage design for the District shall accommodate detention volume for: (i) the fully developed site; (ii) fifty percent (50%) of the fully developed Thoroughfare Plan right-of-way for 186th Street and Springmill Road frontages; and (iii) one hundred percent (100%) of the fully developed intersection and roundabout improvements



Comment(s): Petitioner is working with the Department and Westfield Public Works Department to coordinate compliance with the above standards

14. Annexation:

- a. The Real Estate, or parts thereof that may be the subject of a development plan and/or secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval of such development plan or recording of a secondary plat for that part of the Real Estate

Comment(s): Compliant

Underlying Zoning District Standards (Article 4.16)

GB: General Business District

- | | |
|---|------------|
| 1. <u>Minimum Lot Area:</u> | No Minimum |
| 2. <u>Minimum Lot Frontage:</u> | 80 Feet |
| 3. <u>Minimum Building Setback Lines:</u> | |
| a. Front Yard: | 60 feet |
| b. Side Yard: | 20 feet |
| i. Abutting a residential district: | 60 feet |
| c. Rear Yard: | 20 feet |
| 4. <u>Minimum Lot Width:</u> | No Minimum |
| 5. <u>Maximum Building Height:</u> | 60 feet |
| 6. <u>Minimum Building Size:</u> | No Minimum |

Comment(s): The Department is working with the Petitioner to correct Side Yard Setback Lines to twenty (20) feet; rather than fifteen (15) feet, as currently shown on the Overall and Detailed Development Plans

Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))

Purpose: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.



1. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
2. General Plan Requirements: An Overall Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
 - a. Title, scale, north arrow and date
 - b. Proposed name of the development
 - c. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property
 - d. Address and legal description of the property
 - e. Boundary lines of the property including all dimensions
 - f. Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property
 - g. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated
 - h. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers
 - i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper
 - j. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements
 - k. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines
 - l. Location and dimensions of all existing structures and paved areas
 - m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching)
 - n. Location of all Floodplain areas within the boundaries of the property
 - o. Names of legal ditches and streams on or adjacent to the site
 - p. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephones and cable
 - q. Identify buildings proposed for demolition



- r. Areas of the property reserved for Development Amenities, Open Space and other similar uses
- s. Use of each lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area)
- t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

Comment(s): The Department is working with the petitioner to: (1) adjust view to show the entire site in the Overall Development Plan (C2.0) because the south property line is not visible; (2) change title of C2.0 to read "Detailed Development Plan;" and (3) pursuant to item (m) above, show proposed buildings in cross-hatching to distinguish them from those currently existing on site and indicate this cross-hatching in the legend.

- 3. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*)

Comment(s): Compliant. A Primary Plat and Secondary Plat was submitted contemporaneous with this Development Plan.

- 4. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements

Comment(s): The Department is working with the Petitioner to confirm landscaping for perimeter of site

- a. Groundcover: Landscape Plans shall clearly identify areas for Groundcover. Groundcover is not required for: (i) decorative mulch planting beds containing stone or other inert materials, trees and/or shrubs; (ii) inert stabilization in areas subject to severe runoff or erosion; or (iii) or low impact development areas (e.g., rain gardens). Areas not so designated shall be required to have grass or other Groundcover and shall be required to have grass or other Groundcover and shall be used in all green space areas and Yards, including, but not limited to required mounds and Parking Area landscape islands.

Comment(s): Compliant



- b. Placement: Installed plantings shall comply with the following:
 - i. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees
 - ii. Vision Clearance: Plantings and mounds shall also comply with *Article 6.19 Vision Clearance Standards*
 - iii. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or easement holder
 - iv. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk
 - v. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department
 - vi. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping
 - vii. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands

Comment(s): The Department is currently working with the Petitioner to either establish an easement or identify "Common Area" for all required landscaping, pursuant to item (vi) above. This also applies to the Street Frontage requirements written into the PUD District Ordinance

- c. Energy Conservation: Plantings shall be arranged to promote energy conservation wherever practical. This includes using deciduous trees on the south and west sides of buildings to provide shade from summer sun and plantings evergreens on the north of buildings to insulate against winter winds

Comment(s): Compliant

- d. Noise Reduction: Properties adjacent to highly trafficked Streets or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using berms, walls, fences, or plantings to provide physical separation and to absorb noise



Comment(s): Compliant. To be reviewed when "Block A Future Development" develops consistent with the Conceptual Plan

- e. Minimum Lot Landscaping Requirements: Yards and Open Space areas of all Lots shall be landscaped in accordance with this section
 - i. Business Uses:
 - 1. 10 Shade Trees / acre
 - 2. 10 Ornamental or Evergreen Trees / acre
 - 3. 25 shrubs / acre

Comment(s): Petitioner must provide the amount of landscaping below in "Block A Future Development" to comply (will be reviewed at a later date):

- 115 shade trees required
- 114 ornamental or evergreen trees required
- 121 shrubs required
- ii. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited

Comment(s): The Department is currently working with the Petitioner to provide more information to ensure compliance and determine credits

- f. External Street Frontage Landscaping Requirements: A landscaping area within a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) linear feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way

Comment(s): The Department is currently working with the Petitioner to include a thirty (30) foot strip denoted as "Common Area" to the Overall Development Plan for external street frontage requirements, which shall include:

- 49 shade or evergreen trees
- 33 ornamental trees
- 412 shrubs



- g. Buffer Yard Requirements: Buffer Yards shall be required in order to soften the potential conflicts between land uses by using distance, plantings, fences, walls and mounds as set forth in this section
 - i. General: Plantings should physically separate and visually screen different land uses and/or Zoning Districts from one another without precluding connectivity between uses
 - ii. Location: Buffer Yards shall apply along the entire length of all abutting Lot Lines where conflicting Zoning Districts are adjacent.

Comment(s): Not applicable along road frontages, superseded by PUD District Ordinance

- h. Parking Area Landscaping: This section shall apply to Parking Areas in order to: (i) screen Parking Areas from Rights-of-way; (ii) prevent the creation of large expanses of paving; and (iii) provide shade to paved areas
 - i. Interior Parking Area Landscaping:
 - 1. 0-4 spaces = 0% of parking area islands
 - 2. 5-24 spaces = 5% of parking area islands
 - 3. 25-49 spaces = 7.5% of parking area islands
 - 4. 50 or more = 10% of parking area islands

Comment(s): The Department is currently working with the Petitioner to provide more information to ensure compliance

- ii. Interior Parking Area Islands:
 - 1. Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length
 - 2. Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb
 - 3. Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage
 - 4. Vision Clearance: No landscaping within Parking Area islands, may unreasonably obstruct visibility for vehicles entering, maneuvering



in, or exiting Parking Areas. Such landscaping shall be constructed in compliance with *Article 6.19 Vision Clearance Standards*

Comment(s): Compliant

iii. Perimeter Parking Area Landscaping:

1. Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line
2. Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
 - a. A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner
 - b. A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner
 - c. Grass or other permitted Groundcover for areas not planted with trees or shrubs
3. Drive Aisles: Plantings within perimeter Parking Area landscape areas between drive aisles and a Rear or Side Lot Line may be reduced by up to fifty percent (50%) of the required plantings above, if no Parking Spaces are located between the Lot Line and drive aisle

Comment(s): The Petitioner must add the following to comply:

- *5 shade or evergreen trees*
- *72 shrubs*

5. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*)

Comment(s): Compliant

6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan
 - a. General Lighting Standards



- i. All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the Earth's surface
- ii. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way
- iii. All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way
- iv. Light pole height shall no exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area
- v. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class
- vi. See also *Article 8.10 Street Light Standards*

Comment(s): The Department is working with the Petitioner to provide more information to ensure compliance

b. Multi-Family Residential, Business, and Industrial Standards:

- i. All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot or Right-of-way when viewed at ground level
- ii. Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines
- iii. All lights on poles, stands, or mounted on a building shall have a shield adjustable reflector, and non-protruding diffuser
- iv. All canopy structures shall have lights with diffusers with are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the Earth's surface
- v. Lighting under awnings and canopies shall only illuminate a Front Building Façade, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself
- vi. All Parking Area lighting for nonresidential uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.
- vii. No outdoor sports or Recreational facilities shall be illuminated after 11:00 p.m., except to conclude a scheduled recreational or sporting even in progress prior to 11:00 p.m.
- viii. The off-street Parking Areas and service facility areas for multi-family residential uses shall have sufficient lighting facilities, which shall be



located and adjusted so that the glare or beam is directed away from any adjoining property, Street or Multi-family Dwelling window

Comment(s): The Department is working with the Petitioner to provide more information to ensure compliance

c. Lighting Plan

- i. A site plan indicating the location of all lighting structures, supports and Light Fixtures, including those Light Fixtures which presently exist on site and those which are proposed for the sight
- ii. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs
- iii. A site plan with luminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram
- iv. All plot lighting levels shall be depicted at ten-foot intervals or less
- v. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less
- vi. Photometric data depicting the angle of cut off of light emissions
- vii. Any other information that the Director determines necessary to ensure compliance with the provisions of this Article

Comment(s): The Department is working with the Petitioner to provide more information to ensure compliance

7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection

Comment(s): To be reviewed as a separate sign permit process. Center signage for proposed "Block A Future Development" may be determined at the Secondary Plat process or Detailed Development Plan process for that Block

8. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*):
 - a. Address of the property and graphic scale
 - b. Proposed name of the development
 - c. Elevations for each Building Façade (360 degrees)
 - d. Specification or sample of the type and color of exterior materials to be used for all wall, window, roof and other architectural features
 - e. A separate true color rendering, or other realistic depiction, of the proposed building, including any areas designated for signage



- f. Details of any exterior architectural lighting

Comment(s): The Department is working with the Petitioner to provide more information to ensure compliance

9. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof

Comment(s): Not applicable

10. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate cope of the study

Comment(s): The Petitioner will coordinate with Public Works to determine if the above is necessary/desired

11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development

Comment(s): The Department is working with the Petitioner to provide more information to ensure compliance

Staff Comments

1. 1501-SPP-01 (Primary Plat), 1501-DP-01 (Overall Development Plan) and the 1501-SIT-02 (Detailed Development Plan) are eligible for a public hearing at the January 5, 2015 meeting of the APC. No action is required of the APC at this time.
2. If any Plan Commission members have questions prior to the meeting, then please contact Jeffery M. Lauer at 317.910.2927 or jlauer@westfield.in.gov